

## **Minutes - December 13, 2010**

BOROUGH OF PALMYRA

MINUTES-DECEMBER 13, 2010

CALL TO ORDER

ROLL CALL:

Present: Mayor Gural, President Dobbs, Ms. Scheffler, Mr. Scott, Mr. Bostock, Mr. Norcross,

Absent: Mr. Dorworth

OPEN PUBLIC MEETINGS STATEMENT

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Borough Clerk in the following manner:

- A. Posting written notice on the official bulletin board at the Palmyra Borough Hall on January 5, 2010.
- B. Mailing written notice to the NewsWeekly, the Burlington County Times, and the Courier Post Newspaper on January 5, 2010.
- C. Notice to All Council Members.

APPROVAL OF MINUTES. Mr. Norcross made a motion to approve the minutes of November 8, 2010, Mr. Bostock second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Mr. Bostock, Mr. Norcross.

NAYES: None.

ABSTAIN: Ms. Scheffler and Mr. Scott

PROFESSIONAL UPDATES.

A. Community Center-Harry Fox and Allan Christian of Land Engineering discussed with council the furnishing needs for the center. Mr. Christian recommended that the Borough use someone who has an approved state contract for furniture. The front office needs a desk and some conference chairs and the children's room needs small tables and chairs as well. Mayor Gural explained that he has been meeting with the committee for the center and some members of the public to discuss the management of the center in moving forward. The committee needs the Borough Councils permission to seek proposals for management of the

center on behalf of the Borough with no cost to the Borough. The BID committee has requested use of the center for 1/7 for their monthly event. Mr. Christian explained that the furniture would not be delivered on time, it usually takes about three or four weeks. Mr. Bostock inquired why the council is considering ordering furnishings if someone else may use the center and have different needs than the Borough. Mr. Christian explained that all groups will need chairs and tables. Mr. Bostock suggested that the Borough define the market before ordering furnishings and that he disagrees with the process. Mayor Gural explained that is why Land Engineering is before council tonight to get the discussion started. Ms. Scheffler agreed that 1/7 is too close for ordering furniture and inquired what is the budget for the furnishings? Mr. Christian explained that there is \$30,919 with additional \$6,390 for furnishings. Mayor Gural explained that the intent was to come in with recommended items and see what council thought of the recommendations. The idea is to get the basic stuff like tables and chairs in there first and then look at what is needed for the rest of the center. Mr. Fox was requested to come to the meeting to get an idea of what is needed for starting the process. Mr. Bostock discussed that time is needed to review the uses of the center and what is needed. Mr. Norcross explained that groups are interested in the center for yoga classes, karate and art classes. Mayor Gural explained that they will talk to the groups wanting to use the center for what their needs are, but not everyone requesting use of the center will be able to use it. Mr. Norcross explained that an outside management company would control the site and have a full plan of scheduling and would have to have agreement for Borough activities first. Mr. Norcross discussed that it would be cost prohibitive for the Borough to oversee the center with employees. Mr. Bostock discussed that he agrees with having discussion with a management company and that they should be consulted on what is needed in the center. Mr. Norcross explained that the seniors need furniture now and that they are saving money by using the center instead of renting the church. Ms. Scheffler inquired as to what would be the Borough's responsibility and what would be the company's responsibilities. Mayor Gural discussed that it is a learning curve for now and that the council has learned a lot from Legion Field management. Mr. Schwering inquired if the management company would hire local residents to work in the center? Mayor Gural discussed that he is not asking council to vote on a management company tonight, but is looking for input and thoughts. Mr. Fox discussed that they would like to get the process of ordering the furniture started. Mr. Christian discussed renting some furnishings to see if they fit the need of the center. Ms. Scheffler explained that there was not enough time to have the center ready for 1/7 due to the holidays and that the opening should be pushed back to 2/7 for more time and also to get the word out. Mr. Fratto explained that the BID committee has had a lot of discussions and that a lot of people are anxious to use the center. All that is

needed is the basic furniture and desks for all organizations. Mayor Gural suggested that council members tour the center and look at the needs for furniture. Mr. Fox inquired if council was going to hold off the opening of the center until it was furnished. Mayor Gural requested the date that Mr. Fox expected it to be completed with a CO. Mr. Fox informed council that a reasonable date for opening would be about two weeks. Ms. Scheffler discussed that she is concerned if there is funding for the furnishings. Mr. Rosenberg is going to review the state contract rules and regulations and also the fact that the center is a redevelopment area.

Security System-Mr. Fox explained that there will be cameras throughout the center that will cover all the public areas and hallways. The outside of the center will also be covered and the system can be monitored by the police department. The proposals have come in around \$32,000. Mr. Scott inquired if it is the same system used at Legion Field? Mr. Fox explained that it was not the same brand but would have the same capacity. Mr. Scott discussed the damages that have been done at Legion Field and the skate park. Mr. Scott inquired why the officers cannot use the cameras to pinpoint the time the damages took place. Mr. Scott explained that he is not in favor of spending more money on a non-working system. Mr. Fox explained that Land Engineering did not do the specs for Legion Field, they were given the specs and the amount of funding that was available for the system. The specs for the security system at the center were completed by Land Engineering and that it will work for the center. Mr. Norcross explained the Borough got the best system for Legion Field that was affordable. Chief Pearlman explained that cameras are always a help, but they cannot cover every inch of an area.

#### ORDINANCE ON SECOND READING.

A. Ordinance No. 2010-18, An Ordinance of the Borough of Palmyra In The County Of Burlington New Jersey Appropriating \$10,500 For The Acquisition Of Computer Software For The Tax Office. This is for the Edmunds program for the sewer bills. Ms. Scheffler made a motion to open the public hearing on the ordinance, Mr. Bostock second the motion. All members present voted in favor of the motion. No one from the public wishing to be heard, Ms. Scheffler made a motion to close the public portion, Mr. Bostock second the motion. All members present voted in favor of the motion. Ms. Scheffler made a motion to adopt the ordinance, Mr. Bostock second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Scott, Mr. Bostock and Mr. Norcross.

NAYES: None. The ordinance was adopted on second and final reading and will take effect after publication according to law.

ABSTAIN: Mr. Scott

COORESPONDENCE.

A. Ethel Hardy Park- Mayor Gural announced that the Borough had been awarded funds in the amount of \$57,600 for improvements to the park from Burlington County.

B. PARIS grant- Mrs. Sheipe explained that this was the kick off meeting for a grant that was award to most of the municipalities with the County for record storage and management.

NEW BUSINESS.

A. Resolution 2010- 175, Resolution Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A: 4-87 Byrne Justice Assistance Grant (JAG)-Recovery Act (chapter 159). Chief Pearlman explained that this was a federal grant and the funds were received after the budget was adopted. Ms. Scheffler made a motion to approve the resolution, Mr. Norcross second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Scott, Mr. Bostock, Mr. Norcross.

NAYES: None.

B. Resolution 2010-176, Resolution Authorizing Payment For Health Care Waiver Coverage. Mayor Gural explained that this resolution was to reimburse employees or councilmember's who did not take the health care coverage from the Borough. Mr. Norcross made a motion to approve the resolution, Mr. Bostock second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Bostock, Mr. Norcross.

NAYES: None.

ABSTAIN: Mr. Scott.

C. Resolution 2010-177, Resolution Requesting Subordination Of Mortgage. Ms. Scheffler made a motion to approve the resolution on the condition of the agreement being reviewed by Mr. Rosenberg, Mr. Bostock second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Bostock, Mr. Norcross.

NAYES: None.

ABSTAIN: Mr. Scott.

D. Resolution 2010-178, Resolution Of Cancellation of Taxes Due To Subdivision and Reduction of Assessment. Mr. Bostock made a motion to approve the resolution, Mr. Norcross second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Scott, Mr. Bostock, Mr. Norcross.

NAYES: None.

E. Resolution 2010- 179, Resolution Canceling and Refunding Deduction For 2009. (taxes). Ms. Scheffler made a motion to approve the resolution, Mr. Bostock second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Scott, Mr. Bostock, Mr. Norcross.

NAYES: None.

F. Resolution 2010-180, Resolution Authorizing The Mayor To Execute Assignments Of Mortgages For NPP. Ms. Scheffler made a motion to approve the resolution, Mr. Bostock second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Scott, Mr. Bostock, Mr. Norcross.

NAYES: None.

G. Resolution 2010-181, Resolution Authorizing The Payment Of Bills. Mr. Norcross made a motion to approve the resolution, Mr. Bostock second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Bostock, Mr. Norcross.

NAYES: None.

ABSTAIN: Mr. Scott.

H. Motion Approving To Advertise For Tree Maintenance Contract. Ms. Scheffler made a motion to have the Borough advertise for tree maintenance, Mr. Bostock second the motion. At the call of the roll, the vote was:

AYES: President Dobbs, Ms. Scheffler, Mr. Scott, Mr. Bostock, Mr. Norcross.

NAYES: None.

DISCUSSION ITEMS

A. Discussion on Tax Assessor applications. Mayor Gural requested that the Adm & finance committee review the applications for recommendations at reorganization in Jan.

B. Discussion on leaf contract disposal. Mr. Rosenberg explained that all of the permits are in Fillit name and if council agrees to the price he will prepare a contract. Mr. McCleary explained that the original resolution only allowed him to spend so much and he is going over the limit. Mayor Gural inquired if Mr. McCleary had an estimate of how much more was needed. Mr. McCleary replied that he was on the last two weeks of collection. Council will do a resolution of amendment at the January meetings.

C. Discussion on four-way stop signs (Garfield & Wallace). Mayor Gural discussed that other locations are also in need of stop signs and that a list needs to be started and maintained. Chief Pearlman informed council that there was a recent accident at the intersection and a stop sign would not have helped. Ms. Scheffler discussed the intersection at Morgan and the cross tracks. Chief Pearlman discussed that the residents of Garfield are also complaining about speeding.

D. Discussion on On-line Auctions. Chief Pearlman explained that he and CFO Linda Lewis had met with representatives about the on-line auction. There would be no cost to the Borough the company takes a percentage of the sale. The auction would be similar to e-bay and council only has to take action when it is time to do an auction.

E. Discussion on Borough owned lots. Mayor Gural discussed that the residents were informed about the borough's desire to sell the lots and that they will have an opportunity to purchase them. Mr. Rosenberg will prepare a resolution authorizing the borough to sell the lots to adjacent owners.

F. Discussion on Hill Street. Mr. Norcross explained that the residents were supposed to return after having a neighborhood meeting and let council know of their decision. Mayor Gural requested that this be put on for discussion in Feb. 2011. Mr. Rosenberg inquired about some of the residents concern that their properties were located in Cinnaminson. Mr. Fox replied he had reviewed the tax maps and Hill Street is located in the Borough of Palmyra.

G. Discussion on revalue proposals. Mr. Rosenberg informed council that two bids for the revaluation was submitted to the Borough and that he will review them for the next meeting in 2011.

H. Discussion on concession stand report. Mr. Scott explained that he had requested a break down on the report. Mr. Norcross reviewed the report with council giving the deposits and account balances. The stand is about \$2100. to the positive. Mr. Scott inquired if that is enough to start the next season. Mr. Norcross explained that the stand has hired senior citizens as well as students from Palmyra. Mayor Gural discussed that the expense will be look at, but that the stand is an asset to the community.

#### COMMITTEE REPORTS.

Mr. Norcross reported that the heat is currently working in the building and that the court room heaters are not to be touched by anyone. They are set at a control temperature to help with the heat. Mr. Norcross discussed that the salt barn is complete and that the company that installed it did an excellent job. The tree lighting was a success and thanks to Melissa and Tracy for their help with the parade and Santa. On December 23rd the high school band will play at the band shell.

Mr. Scott reported that public works has picked up 1260 yards of leaves and also some concrete. They helped with over 2,000 new recycling bins to be delivered.

Mr. Bostock reported that the revenues are down in the construction from last year and that they are working on code compliance with the downtown area.

Mr. Schwering informed council that the students enjoyed the trip to the Battleship New Jersey and met with Congressman Andrews. Mr. Norcross thanked the students for helping that day with clean up.

#### PUBLIC COMMENTS.

Ms. Scheffler made a motion to open the meeting for public comments, Mr. Norcross second the motion. All members present voted in favor of the motion.

Mr. Fratto-Broad Street inquired if the large recycling bins were only for residential properties? Mr. McCleary explained that due to the parking of the vehicles, the county is still working on a plan for the future to have the businesses use the large buckets. Mr. Fratto reported that the BID committee is continuing to meet. There was a trolley ride that was a huge success, with Dickens characters in costumes. The BID is planning a movie night for January and a sock hop for January. Mayor Gural thanked Mr. Fratto for his efforts in helping get the BID started.

Mr. Kobalat-213 West Broad Street discussed with council his sewer bills and the large increase in the bill. He had contacted five other towns in the area and they charge a lot less than the Borough. Mr. Cobalt explained that his sewer bill is \$19,000 and that it is putting him

out of business. Mr. Scott explained that he had spoken to Mr. Cobalt and explained that the sewer commission was not able to change the ordinance and that he should appear in front of council. Mr. Rosenberg explained that Mr. Kirchner, sewer engineer gave input on the rates after doing a survey of other towns and that he should be contacted about Mr. Cobalt complaint. Mayor Gural requested that Mr. Cobalt provide water bills to council and that they will have Mr. Kirchner review the fees.

No one else from the public wishing to be heard, President Dobbs made a motion to close the public portion, Mr. Bostock second the motion. All members present voted in favor of the motion.

Resolution 2010-182,

Resolution Excluding The Public From Certain Meetings Pursuant To Section 8 Of The Open Public Meeting Act C. 231 P.L. 1975(negotiations, personnel, contracts). Mr. Norcross made a motion to approve the resolution, Ms. Scheffler second the motion. All members present voted in favor of the motion. Council went into executive session at 9:40 pm. Council returned to public session at 9:55 pm.

Adjournment.

President Dobbs made a motion to adjourn at 10 pm, Mr. Norcross second the motion. All members present voted in favor of the motion.